

January 16, 2008

FEDERAL LAND STATUS REPORT

**Watauga Ranger District Work Center
USA Tract 705
Cherokee National Forest
Carter County, Tennessee**

Location: The Watauga Work Center is located in the town of Elizabethton, Carter County, Tennessee. Street address: 1481 U.S. Highway 19E, Elizabethton, TN 37643. Lat./Long.: 36° 20' 6" N/82° 12' 18"W. The property consists of 2.62 acres more or less, with improvements.

Legal Description: All that certain tracts or parcel of land lying on the waters of Doe River in the City of Elizabethton in the 15th Civil District of Carter County, State of Tennessee, identified in the tax records for Carter County, Tennessee as Parcel 2 of Tax Map 041M, Group A, and more particularly described as follows:

Beginning at Corner No. 1, a stake in the west ditch line of a county road paralleling the said Doe River, said stake being in the south line of Mary Jane O'Brien Tract No. 1 and in the North line of the Sarah Smalling Tract (**now Hospitality Select, Inc.**); thence S 78° 57' W, with Mary Jane O'Brien and Sarah Smalling line (**now Hospitality Select, Inc.**) 6.60 feet to

Corner No. 2, an original iron pipe corner, set in the bank of said county road; thence S 78° 57' W, with Mary Jane O'Brien and Sarah Smalling line (**now Hospitality Select, Inc.**), 550.00 feet to

Corner No. 3, an iron pipe, set in the original east line of the Laurel Fork Railway Right-of-way; thence S 78° 57' W, with the Mary Jane O'Brien and Sarah Smalling line (**now Hospitality Select, Inc.**) 93.40 feet to

Corner No. 4, an iron pipe, set in the east margin of Tennessee Highway No. 67; thence N 15° 20' W, with the east margin of Tennessee Highway No. 67, through Tract No. 1 of Mary Jane O'Brien, 107.00 feet to

Corner No. 5, an iron pipe, set in the east margin of Tennessee Highway No. 67; thence N 78° 57' E, with north line of Mary Jane O'Brien Tract No. 1, 94.00 feet to

Corner No. 6, an iron pipe, set in the original east line of said Laurel Fork Railway right-of-way; thence N 18° 43' W, with the original east line of said Laurel Fork Railway right-of-way, which is also the west line of Mary Jane O'Brien Tract No. 2 (**now Peggy Meredith**), 94.14 feet to

Corner No. 7, an iron pipe, set in original east line of said Laurel Fork Railway right-of-way; thence N 78° 57' E, through said Mary Jane O'Brien tract No. 2 (**now Peggy Merredith**), 480.40 feet to

Corner No. 8, an iron pipe, set in west bank of aforesaid county road; thence N 78° 57' E, 6.60 feet to

Corner No. 9, a stake, set in the west ditch line of said county road; thence S 35° 10' E, with the west ditch line of said county road, 219.13 feet to the point of the beginning.

Acres: Tract 705 - containing 2.62 acres, more or less.

Status: Acquired – Tract 705 - by Deed dated August 13, 1962 from Mary Jane Matheson O'Brien, Widow, to the United States of America and recorded August 13 1962 in Deed Book 211, Page 225 in the Register of Deeds' Office for Carter County, Tennessee.

Acquisition Authority: This tract was acquired under the provisions of the Act of March 3, 1925 (43 Stat.1133), as amended by the Act of April 24, 1950 (64 Stat. 82).

Encumbrances and Outstanding Rights: Tract 705 is subject to easements for existing roads, highways and public utilities. (State Highway 67, State Highway 37/US Highways 19E/321).

This tract is subject to an easement containing 0.37 acres, more or less, which was conveyed to the Department of Transportation, Federal highway Administration and State of Tennessee, Department of Highways for the construction of State Highway 37/US Highways 19E/321 by a "Highway Easement Deed" dated April 5, 1972 and recorded May 1, 1972 in Deed Book 28, Page 237 in the Carter County, TN Register's office. Subject to an easement for an electric pole transmission line, dated June 1, 1962 from Mary Jane Matheson O'Brien to Elizabethton Electric System, of record in the Register's Office for Carter County, Tennessee in Deed Book 210, page 81.

Subject to an easement for water lines, dated June 1, 1962, from Mary Jane Matheson O'Brien to the City of Elizabethton, Tennessee, of record in the Register's Office for Carter County, Tennessee in Deed Book 210, page 82. There are two main water lines, a 12" line running parallel and located within the railroad right of way, and a 6" line that intersects with the 12" line and runs thru the property in a southwest to northeast direction and lies partially beneath the area where the equipment shed is currently located.

Subject to a 60 foot railroad right-of-way on west side of premises conveyed to East Tennessee & Western North Carolina railroad by deed from B. M. G. O'Brien, dated September 15, 1875, of record in the Register's Office for Carter County, Tennessee, in Deed Book R, page 444.

Subject to Special Use Permit, User #1001 for a Sewage Transmission Line to the City of Elizabethton, issued 4/22/70 and located on the east side of premises.

Access: The subject tract has legal access, Main access is from State Highway 37/US Highways 19E/321, a limited access highway, and the access is shared with a neighboring hotel. The access ramp exits off State Highway 37/US Highways 19E/321 to the property and lies within an existing state highway right-of-way. This subject property also joins State Highway 67 along its western boundary.

Chain of Title for Tract 705:

08/62 to Present DB 211, Page 225 United States of America
(Mary Jane Matheson O'Brien, widow, to USA)

04/59 to 08/62 WB 5, Page 121 Mary Jane Matheson O'Brien,
widow (Devised to Mary Jane Matheson O'Brien by Last Will and Testament of W.C.
O'Brien)

04/52 to 04/59 DB 162, Page 187 W. C. O'Brien
(Lola B. Hampton, Louise Williams Thomas, Sarah O'Brien Smalling, Joe O'Brien by his Guardian W.C. O'Brien to W.C. O'Brien. This being a part of the real property inherited by the Grantor and Grantee from their sister Mrs. Maggie O'Brien Crowe, deceased, she being the great aunt of the Mrs. Louise Williams Thomas).

04/41 to 04/59 DB 123, Page 371 W.C. O'Brien
Mollie Ledford and husband B.C. Ledford to W.C. O'Brien (1/5 interest)

02/33 to 04/59 DB 200, Page 414 W.C. O'Brien
Mollie Ledford and husband B.C. Ledford to W.C. O'Brien. (This deed was dated and signed February 9, 1933 and recorded June 15, 1960) (1/5 interest).

Structures and Improvements: The property contains the following buildings and improvements:

NAME	BUILDING INFRA ID#	CATAGORY	GROSS SQ FT	YR CONST
Shop	CW001	Storage	2560	1963
Flammable Storage Bldg.	CW-002	Storage	704	1963
Equipment Shed	CW-003	Storage	4031	1963
Loading Dock	CW-004	Storage	310	1963
Seedling Cooler	CW-005	Storage	75	1979
Pesticide Bldg.	CW-006	Storage	192	1979

Other site improvements:

- Gravel and asphalt driveways and parking areas
- Vehicle wash rack
- Perimeter fence
- Overhead electrical power
- Connected to city water and sewer lines
- Former vehicle maintenance area (concrete slab)
- 500 gallon propane tank

Rights Previously Conveyed or Permitted by the United States

1. Existing Contracts/Agreements/Memorandum of Understanding
None
2. Existing Public Roads
None known other than those referenced above.
3. Special Use Permits
Special Use Permit, User #1001, for a Sewage Transmission Line, issued to the City of Elizabethton, issued 4/22/70 and located on the east side of premises, approximately 218' in length.
4. Grazing Permits
None
5. Mining Claims
None
6. Mineral Status
No minerals
7. Oil and Gas or Geothermal Leases
None
8. Cost Share Agreement Areas
None
9. Withdrawals
None
10. Other Outstanding Rights
None known other than those referenced above.
11. Easements
Subject to easements for existing roads, highways and public utilities. See the above referenced section - **Encumbrances and Outstanding Rights** for details.

Prepared by:

/s/ David Ferguson
DAVID FERGUSON
Realty Specialist